

Dog Mountain Farm

1,719.45+/- Deeded Acres | 1,410.5+/- Acres Water Rights



Selling Oregon Farms & Ranches Since 1960

FOR SALE



Overview

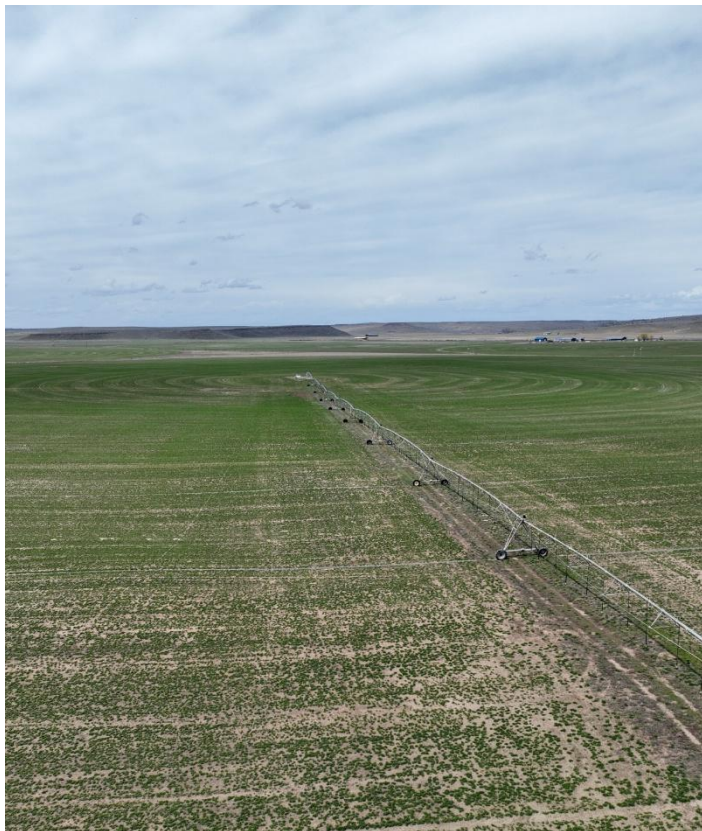
This Eastern Oregon farm has some of the best soils in the county being sandy loam. This is great for Alfalfa. Most of the main lines are oversized, reducing friction loss and are connected to all the pivots making easy use for water management. The crops have been in triticale the last couple of years. All of the improvements are in good shape and have good roads that are covered by cinder which there is a private cinder pit on the property

The improvements include 3 hay sheds of which 2 are sided, 2 manufactured homes for farm labor and a custom-built main house, a large shop with pull-through doors and an office. The custom-built house has cherry cabinets in the kitchen, the great room has a gas fireplace, hot tub room with cedar siding, and wired stereo speakers. There is a nice screened in porch overlooking the crop land. Outside there is a large lawn with an automatic sprinkler setup and attached double car garage.

This turnkey hay farm is a complete package with just over 1,400 acres of some of the oldest water rights in the valley, over 600 acres of pasture from both deeded & state lease, and a range of improvements fitting for running cattle & farming.

The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent. Also, unless otherwise specified, we, Jett Blackburn Real Estate, Inc. agents, represent the seller on any of our listings.







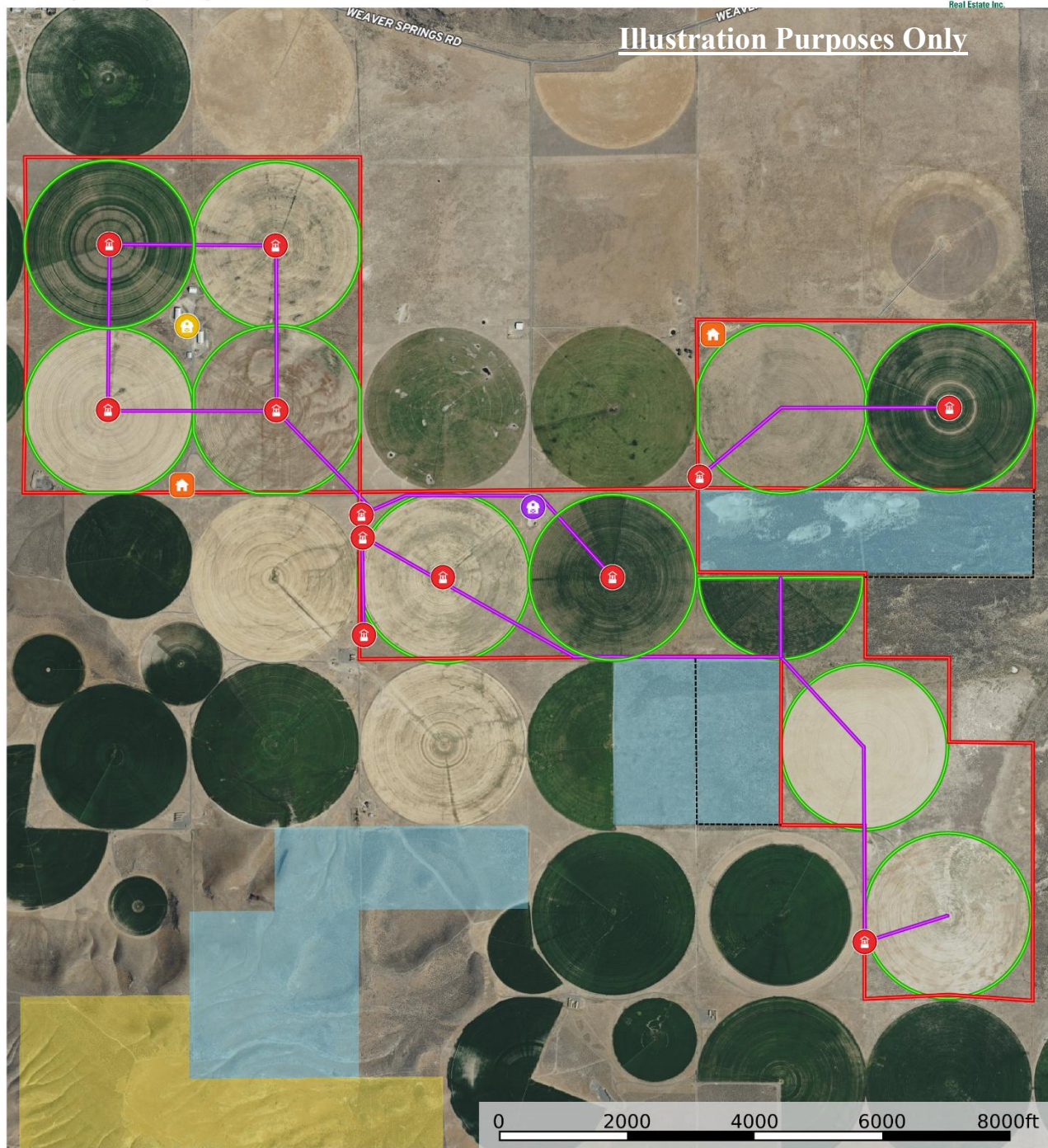
Surrounding Area

Harney County, located in the expansive high deserts of rural Eastern Oregon, ranks as the 10th largest county in the United States, encompassing over 10,000 square miles. This vast area boasts diverse landscapes and abundant wildlife. At the southern tip of the county, one can marvel at the stunning vistas of Steens Mountain, which oversees the Alvord Desert & Trout Creek Mountains. The northern region features the Malheur National Forest, Silvies River, & timber country.

Wildlife abounds, ranging from large game such as elk, pronghorn, & mule deer to a variety of smaller critters and bird species typical of the Pacific Northwest. The county's primary community, Burns, is situated midway between Central Oregon & the Idaho Border. A two-hour trip to the west leads to Bend, while two hours east reaches the Idaho border and the Treasure Valley.



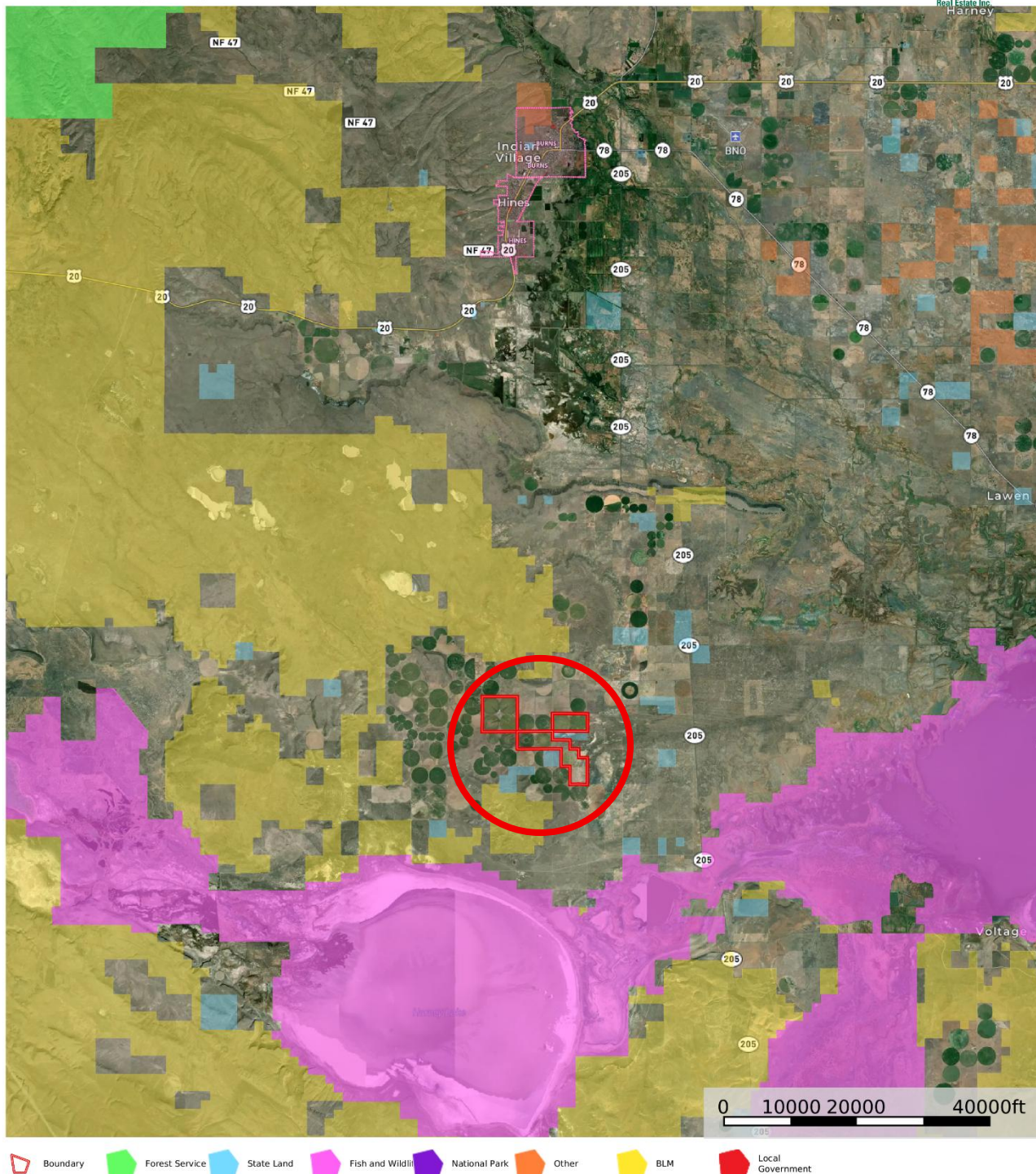
Dog Mountain Farms - Eggert FIXED
Harney County, Oregon, 1719.45 AC +/-



United County Jett Blackburn Real Estate (map for illustration purposes only)
P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

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LOCATION: 30040 Weaver Springs Lane, Burns, OR 97720

ACREAGE: 1,719.45 +/- Deeded Acres:

- 1,410.5 +/- Acres – Irrigated Pivot
- 308.95 +/- Acres – Pivot Corners, Roads & Pasture
- 5.95 +/- Acres – Site Improvements

The owner grazes an additional 238.69 Acres of State Lease Ground

WATER RIGHTS:

<u>Cert. #</u>	<u>Permit</u>	<u>Acres</u>	<u>Priority Dates</u>
81597	G-8979	1,056.5	June 4, 1980
-	G-17943	354.0	May 23, 2007*

* The CBU has been completed in September 2018

IRRIGATION EQUIPMENT:

Pumps:

- (1) 100 hp turbine (VFD)
- (7) 75 hp turbine
- (1) 40 hp turbine
- (1) 150 hp turbine
- (1) 40 hp submergible
- (1) 60 hp turbine

Sprinklers:

- 10 - Valley pivots (of which 4 pivots have Precision Mobile Drip Irrigation)
- 1 - Pierce Pivot

IMPROVEMENTS:

- (2) Hay Shed – 14,400 Sq.Ft.
- Hay Shed – 10,120 Sq.Ft.
- 2016 MH Double Wide – 4 Bed, 2 Bath – 1,560 Sq.Ft.
- 1975 MH Double Wide – 3 Bed, 2 Bath – 1,152 Sq.Ft.
- 1998 Shop – 5,880 Sq.Ft.
- Shop – 600 Sq.Ft.
- 1999 Home – 3 Bed, 2 Bath – 1947 Sq.Ft.

TAXES: \$20,136.10 (2025/2026)

United Country Jett Blackburn Real Estate

United Country is a franchise-based real estate marketing company that has shown tremendous success in the real estate industry for the last 95 years. Throughout the entire United States, UC has sold over 2.8 million acres in 2022 alone, with \$9.9 billion in sales all together that covered a majority of recreational, farms, & ranches. To help make these sales possible UC has a comprehensive marketing program that includes printed advertising and special property marketing websites for farms & ranches. These marketing sites include Western Livestock Journal, Land & Farm, Capital Press, Lands of America, Farm & Ranch, Lands.com, SPG's, and much more. They are partnered with Realtree United Country Hunting Properties & UC Ranch Properties.

Jett Blackburn Real Estate Inc. is an independently owned brokerage franchised under United Country. First opened in 1960, Jett Blackburn Real Estate has been the oldest standing firm in their area specializing in sales of farms, ranches, hunting properties, recreational, & more. Curt Blackburn is the current owner & principal broker of Jett Blackburn Real Estate.

Presented By



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